

NOTICE OF DECISION

ADMINISTRATIVE SITE DEVELOPMENT & ADJUSTMENT OF STANDARDS

DATE February 15, 2019

TO Steve Peck
125 1st Avenue NW
Issaquah, WA 98027

PERMIT NUMBER ASDP18-00005; ASS18-00008

PROJECT LOCATION 135 1st Avenue NW

PARCEL NUMBER(S) 2824069121, 2824069388

REQUEST An application for a Level 1 Administrative Site Development Permit (ASDP) to demolish an existing house and construct an attached single-family residence (duplex). Because of a 10-foot right-of-way dedication that was required along 1st Avenue NW, the applicant also proposed to move the units back (west) 10 feet. The proposed rear yard setback, therefore, needs to be reduced to 10 feet instead of the 20-foot rear yard setback that is required in the Multifamily Medium Density (MF-M) zone. A Level 2 Administrative Adjustment of Standards (AAS) is required to reduce the setback.

SUBAREA Olde Town

DECISION

One February 15, 2019, the Development Services Department conditionally approved the Administrative Site Development Permit and Administrative Adjustment of Standards for the above proposal. Approval of this application is based on the original submittal of July 17, 2018, and additional information and a revision provided on January 4, 2019 and is subject to the following conditions:

Land Use Conditions:

1. Construction permits shall be issued prior to the start of construction of the dwellings, including a Building Permit and a Public Works Permit. All conditions of those permits shall be complied with.
2. The construction of the duplex requires that a Certificate of Transportation Concurrency. This will be required during construction permit review.
3. Payment of Impact Fees will be required with the issuance of building permits. The impact fees assessed will include: Transportation, School, Parks and Fire based on the impact fee schedule at time of building permit issuance. Credit will be given for the existing single-family residence.
4. Prior to final inspection of the building permit the applicant shall plant two (2) trees per on each lot.
5. Approved numbers and addresses shall be provided for all buildings in such a position as to be plainly visible and legible from 1st Avenue. The rear structure address shall be posted at the street in an approved manner and on the structure.
6. The first ten feet of the driveways, within the dedicated right-of-way, shall be paved.
7. During construction, contractor parking and associated construction vehicles shall not block 1st Avenue NW. Construction staging shall be shown with the building permit submittal.
8. A landscape plan shall be submitted with building permit submittal.
9. Prior to issuance of the Certificate of Occupancy/Final, a landscape maintenance cash bond worth 50% of the value of the landscaped material is required to be posted with the City as required by IMC 18.12.050(A). In addition, all landscaping shall be maintained in a safe, healthy and attractive manner, and kept free of weeds and litter, and the plant materials shall be maintained in a good growing condition.

Engineering Conditions:

10. Compliance with 2014 Ecology Storm Water Management Manual for Western WA and 2017 Issaquah Addendum to the City adopted storm design manual. This includes, but is not limited to, submittal of a Storm Drainage Technical Information Report and required Temporary Erosion and Sediment Control Plan.
11. The proposed project is located within a CARA Class 2 Zone and Sammamish Plateau Wellhead Protection Zone (see IMC 18.10.796). Infiltration of runoff from pollution generating impervious surface area is not recommended (requires pre-treatment).
12. Regarding the proposed storm drainage design on the Site Plan:
 - a. The use of full infiltration may not be feasible for this site, depending on the soil type. Infiltration requires a soils report, including level of groundwater and infiltration testing to determine both a measured and a design infiltration rate.

Infiltration is not recommended for pollution generating surfaces and is not allowed without pre-treatment.

- b. Drywells must be located at least 10ft from any structure or property line.
- c. Connection to the public storm system in 1st Ave NW is available.

13. Street frontage improvements are required along the total street frontage of the development.

Building Conditions:

- 14. Final plans will require one-hour walls on the property line with limited openings.
- 15. A foundation soils report by a Licensed Washington State Geotechnical Engineer will be required at the time of Building Permit submittal.
- 16. With building permit submittal, please provide; A) An asbestos survey must be conducted by an AHERA-certified building inspector and filed with the Puget Sound Clean Air Agency (206-515-2800). B) A Notice of Intent MUST be filed with the Puget Sound Air Pollution Control Agency prior to any demolition work being done. A copy of the Notice of Intent must be kept on site and be available for review by inspection personnel. C) All asbestos must be removed prior to demolition.
- 17. The applicant shall request a sign inspection 24 hours prior to installation using mybuildingpermit.com. This inspection will determine that the dimensions, placement, colors, and materials are the same as those shown on the future sign permit.

Fire Conditions:

- 18. Structure shall have fire sprinklers installed per NFPA 13-D as per city ordinance. Submit for a Fire permit.

Public Works Operations Conditions:

- 19. Duplex will require at minimum a DCVA for backflow protection behind water meter.
- 20. With building permit submittal provide fixture and fire flow counts.
- 21. This building requires a Double Check Valve Assembly (DCVA) for backflow protection be installed on the domestic water service line. This assembly can be installed per COI standard W-16 immediately behind the water meter or at the first building penetration with no connection prior to the assembly.
- 22. All connections to fire sprinkler systems require a minimum of a DCVA for backflow protection.
- 23. A separate (PLM) plumbing permit is required for the installation of backflow assemblies.
- 24. Protect/cap side sewer during demolition.

25. Prior to demolition of the structures please disconnect the backside of the meter from the service line to the house. This prevents the possibility of pulling the service line out of the main.

RATIONALE

The multifamily development is authorized to be reviewed under an Administrative Site Development Permit (ASDP), Level 1 Review in the MF-M zone, and allows the administrative review providing they are not located along a designated major arterial or on a site of 3 acres or greater. Public meetings and notice to property owners within 300 feet of the site is not required for a Level 1 review Planning Permit.

1. The zoning of the site is "MF-M" (Multifamily - Medium). This zone allows up to 14.5 dwelling units to the acre. The construction of a duplex is a permitted use in the MF-M zone according to the Table of Permitted Land Uses, IMC 18.06.130. This project of 2 dwelling units is within the allowable density for the zoning of this site.
2. The construction of the duplex requires that a Certificate of Transportation Concurrency be issued for the new development.
3. The project Planning application and plans were routed to all project reviewing departments and divisions, and their comments and concerns have been addressed in this Notice of Decision.
4. The project has been determined to be SEPA Exempt per WAC 197-11-800, which exempts developments of less than four units. An environmental checklist was not required.
5. Mitigation is required to be paid at the time the Building Permit issuance. Credit will be given for the existing single-family residence.
6. The project's location is within the Olde Town subarea and is required to meet the standards of the Olde Town Design Standards (OTDS). As submitted and conditioned, the project meets those standards.
7. The development standards for the zoning of the property, "MF-M", are shown below (District Standards Table of the Land Use Code—IMC 18.07.360):

STANDARDS	REQUIRED	PROVIDED
DENSITY: 14.5 du/acre	2 dwelling units	2 dwelling units
LOT AREA	2,500 square feet	Lot 1 – 2,892 square feet Lot 2 – 2,734 square feet
FRONT SETBACK (east)	10 feet	10 feet
REAR SETBACK (west)	20 feet	Lot 1 – 4.5 feet Lot 2 – 11 feet
SIDE SETBACK (north)	7 feet	7 feet
SIDE SETBACK (south)	7 feet	16 feet
MAXIMUM IMPERVIOUS AREA	50%	50%

PARKING	4 parking stalls	4 parking stalls
BUILDING HEIGHT	40 feet	34 feet (to be confirmed with building permit submittal)

8. The parking regulations of the Land Use Code (Chapter 18.09.050) require single-family units to provide 2 on-site parking stalls per dwelling unit.

9. Building Design: The new structures will be designed in compliance with the Design Criteria Checklist (adopted by Ordinance No. 1983). The project meets the criteria of the Design Criteria of Appendix 2, pages 7-55 to 7-62 of the Land Use Code as follows:

A) Site Layout & Overall Design Concepts:

1. *Building Location:* The locations of the structures on the site are acceptable.
2. *Energy Efficient Design:* The duplexes will need to meet Washington State Energy Code requirements with the construction permits.
3. *Functional Site Design:* The design and layout of the units are acceptable for the site.
4. *Lighting:* Lighting for the project will meet the requirements of the City's Lighting Code, IMC 18.07.107.
5. *Natural Setting – Views:* No views of the City's natural setting will be compromised with the project.
6. *Existing Vegetation/Topography Features:* The project site does not contain significant vegetation – the site is mostly lawn and the properties are flat.
7. *Historical/Cultural Landmarks:* Not applicable.

B) Landscape Design and Use of Plant Materials:

1. *Design Elements:* A landscape plan was not submitted for the project and has been conditioned to be reviewed with the building permit. Further, to meet the tree density requirements of IMC 18.12.1370, four (4) additional trees (two (2) per lot) have been required.
2. *Design Unity:* The project design uses design unity by repetitive use of ornamental landscaping materials that will be compatible with landscaping within the neighborhood. Shrub varieties are also used in repetition for clustering and continuity in the design.
3. *Enhanced Design:* The new landscaping proposed for the project will enhance the site, especially the entries to the units. The use of grass strips within the driveways will also add to the landscape design.
4. *Usable Open Space Design:* Useable open space for the units is provided within

the shared yards of the units.

5. *Plant Materials*: The landscaping plan shall include new ornamental landscaping selected for structure, texture, and color consisting of trees, shrubs and ground covers.

C) Design Harmony & Compatibility:

1. *Accessory Structures*: No accessory structures are being included on the site.
2. *Building Materials/Components*: Materials for the units include exterior wood shingle and horizontal wood siding and stone/brick veneer. The roof will be composition shingles. The materials and colors chosen for the buildings are shown with the building elevations and are part of Exhibit X.
3. *Compatibility*: Uses around the site include a mix of both single family and multi-family residential uses and commercial uses. The proposed design of the units will be compatible with both the single family and multifamily residential uses.
4. *Design Components*: Design components, such as colors, modulation, and facade are acceptable for the buildings. Bright and brilliant colors are not used. Corporate style is not applicable. Facades are broken up with modulation, windows and roof overhangs, and porches. The roof is pitched and includes gables to create a more interesting roofline. As stated above, the buildings also meet the Olde Town Design Standards.
5. *Signage*: Not applicable. The only signage will be individual address signs for the dwelling units.
6. *Transition*: The project will provide a good transition with adjoining and permitted land uses. The neighborhood is a mix of both single family and multifamily dwellings. The neighborhood is in transition, going from the older traditional single-family houses to the newer multi-family dwellings.
7. *Projects with Multiple Structures*: The project includes the construction of an attached single-family residence. structures. The facades of each of the units are identical in design, but given the scale, modulation and articulation of the buildings, they will not appear monotonous in design.

D) Pedestrian and Vehicular Areas:

1. *Barrier-Free*: Not applicable.
2. *Circulation/Trail Access*: Circulation for this site is minimal, being street access to the front doors of the duplex building from 1st Avenue NW. Trail access and bicycle trails are not applicable to the project.
3. *Design – Parking Areas*: Vehicles will drive on wheel paths of the driveways instead of completely paved surfaces to get to the garages. Potential is there for

damage to the groundcover landscaping that will require monitoring and replacement if necessary.

4. *Public Access – Adjacent to Site:* Not applicable.
5. *Public Access – Within Site:* There is no public access in the site.
6. *Trail Design:* Not applicable.
7. *Transition of Design Elements and Amenities:* The proposed project provides a desirable transition in relation to the adjoining and permitted land uses in the neighborhood, a combination of single family and multi-family developments and commercial developments. The scale and architectural design of the buildings should blend in with the neighborhood.

E) Service and Storage Areas:

1. *Screening – Service Yards and Outdoor Storage:* There is no service yard or storage yard with the project. Individual garbage cans/recycling bins will be provided to the dwelling units for garbage and recycling within the new garages.
2. *Screening – Mechanical Equipment:* Not applicable.
3. *Screening – Display Areas:* Not applicable.

10. The project also meets the Additional Approval Criteria for multifamily and duplex developments, as listed in IMC 18.07.440, including character, style, modulation, parking, and roofline variation.

The rear yard setback reduction, however, is authorized to be reviewed as a Level 2 Administrative Adjustment of Standards (AAS). Level 2 AAS's do not require a public meeting, but adjacent property owners within 300 feet of the site are notified, and there is a public comment period. The project meets all of the criteria required for approval of an administrative adjustment of setback standards as listed in Section IMC 18.07.330.B.1-8.

Administrative Adjustment of Standards Approval Criteria IMC 18.07.030.B.1-8

1. *Compatibility:* The adjustment of standards is compatible in scale and character with existing neighboring land uses.

The project was previously approved under PLN08-00025. The older neighborhood has houses with differing setbacks and housing styles.

2. *Consistency:* The proposed development meets all other development and design standards as governed by the District Standards Table and the Design Criteria Checklist.

The project will be able to meet the other development and design standards as governed by the District Standards Table.

3. Consistency with Zoning District: The adjustment of setbacks shall provide consistency with the intent and character of the zoning district involved.

The adjustment of the rear yard setback will allow for the 10-foot right-of-way dedication required by the Public Works Department. This dedication will eventually allow for the widening and improvements to 1st Avenue NW, which will improve the neighborhood.

4. Impacts to Adjacent Property Owners: The adjustment of setbacks will not negatively impact the adjacent property owners.

Notice of the application and Administrative Adjustment of Standards was sent to adjacent property owners within 300 feet of the project on April 6, 2008. One written comment was received during the public comment period.

- a. Impacts to Critical Areas: The proposed setback adjustment will not negatively impact any adjacent critical areas.

There are no adjacent critical areas.

- b. Impacts to Public Services: The setback adjustment does not negatively impact public services.

No public services, easements, rights-of-way or dedicated tracts are affected.

- c. Impact to Structures: Any structure that is within the proposed setback modification area does not negatively impact the adjacent property through incompatible height, bulk, design or color.

The design falls within the design standards of Olde Town and the Issaquah Municipal Code (IMC).

5. Intent: The adjustment of standards will be equal to or superior in fulfilling the intent and purpose of the original requirements.

Yes, I believe we have met this standard in the original approved development and again in this development.

6. Impervious Surface Ratio: The required impervious surface area for the property is not exceeded.

The project will meet the impervious surface standards.

7. Additional Approval Criteria for Front Setbacks for Commercial and Mixed Uses:

Not Applicable

8. Tree Retention: The adjustment allows for a reduction in the required setbacks for the placement of a building to be adjusted on the lot for the retention of existing significant trees.

There are no existing trees on-site.

Conclusion: The project meets all the standards and criteria required for approval of an administrative adjustment of setback standards as listed in the Issaquah Land Use Code.

EXHIBIT LIST:

1. Application for Administrative Site Development Permit
2. Application for Administrative Adjustment of Standards
3. Neighbor Notice
4. Site Plan
5. Administrative Adjustment of Standards Narrative


Doug Yormick, Assistant Planner

March 5, 2019
Date

Land Use Application #549922 - 1st Ave Duplex

Project Contact

Company Name:

Name: Steve Peck **Email:** stevejpeck@outlook.com

Address: 125 1st Ave NW **Phone #:** 4258290838
Issaquah WA 98027

Project Type

Any Project Type

Activity Type

Project or Site Plan Approval

Scope of Work

ASDP New Level 1

Project Name: 1st Ave Duplex

Description of Work: Demo Existing SFR and detached garage. Build a zero lot line 3 story duplex.

Project Details

Project Information

Use (s) - proposed

Demo existing house and detached garage. Build a zero lot line 3 story duplex.

Use - existing

SFR with detached garage

Clearing and Grading Information

Square feet of new impervious surface 1,394

Square feet of replaced impervious surface 1,750

Square feet of total impervious surface 3,144

Quantity and Size Specifications

Gross floor area of new nonresidential 0

Gross square feet of proposed building 2744

Gross square feet of proposed structured parking 0

Maximum proposed building height 37

Number of buildings 1

Number of proposed new residential units 2

Number of proposed parking spaces 4

Property size in square feet 6441

Additional Parcels:

282406938807

Land Use Application #549032 - 1st Ave Duplex

Project Contact

Company Name:

Name: Steve Peck **Email:** stevejpeck@outlook.com
Address: 125 1st Ave NW **Phone #:** 4258290838
Issaquah WA 98027

Project Type	Activity Type	Scope of Work
Any Project Type	Deviations, Modifications, Variances, or Waivers	Variance

Project Name: 1st Ave Duplex

Description of Work: Demo existing structures and rebuild a zero lot line duplex over the 2 parcels.

Project Details

Project Information

Use (s) - proposed

Bulid a zero lot line duplex with an 11 foot setback in the back of the property. The current standard is a 20 foot setback for the back side of the property. This variance was approved back in 2008, but the full scope of the project was never completed due to the economic constraints of the time. Please consider again this proposed variance.

Use - existing

The existing use is a SFR with a 13 foot setback in the rear of the property.

Additional Parcels:
282406938807



Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Notice of Application

Project Name: 1st Avenue Duplex

Notice of Application Public Comment Period:
August 30, 2018 – September 12, 2018

Application: July 17, 2018

Application Complete: August 1, 2017

Notice of Application: August 29, 2018

PROJECT INFORMATION

File Number(s): AAS18-00008

Project Description: Demo existing single-family residence and garage to construct a 3-story duplex. The Administrative Adjustment of Standards is for a rear yard setback reduction to accommodate the construction of the duplex. (See Site Plan)

Project Location: 135 1st Avenue NW (See Vicinity Map)

Size of Subject Area in Acres: 0.129 Acres **Sq. Ft.:** 5,616

Applicant: Steve Peck, Property Owner

125 1st Avenue NW

Phone: 425-829-0838; Email: stevejpeck@outlook.com

Decision Maker: Development Services Department

Required City Permits: Administrative Site Development Permit (ASDP18-00005)

Required City Permits, Not Part of this Application: Subsequent building permits

Required Studies: Not Applicable

Existing Environmental Documents Relevant to this Application: Not Applicable

REGULATORY INFORMATION

Zoning: MF-M - Multifamily Medium Density

Comprehensive Plan Designation: Multifamily Residential

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Issaquah Municipal Code, Olde Town Design Standards

PUBLIC COMMENT

Key application documents are available at the City's website: issaquahwa.gov/development. Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

CITY CONTACT INFORMATION

Project Planner: Doug Yormick, Assistant Planner
Phone Number: 425-837-3083
E-Mail: dougy@issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov



AAS18-00008 1st Avenue Duplex Vicinity Map



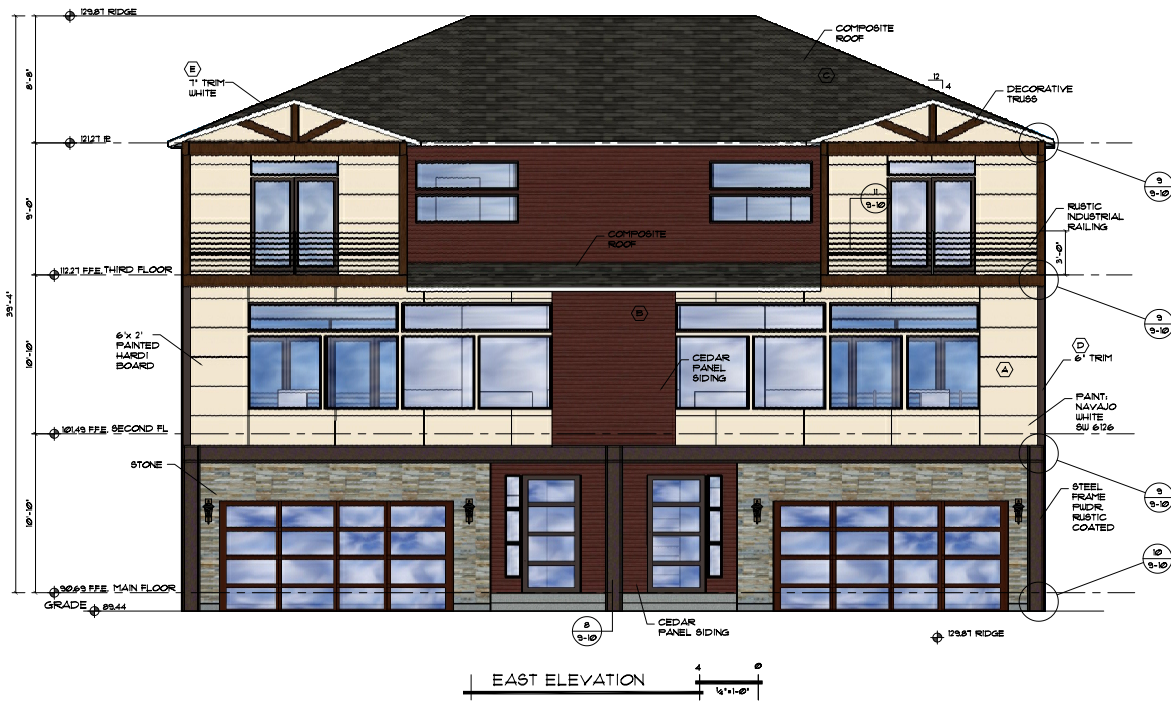
Legend

- Site Addresses**
- RESIDENTIAL / MIXED USE
 - COMMERCIAL
 - GOVERNMENT / SCHOOLS
 - RECREATION-RELATED
 - IRRIGATION METER
 - VACANT / UNKNOWN

Parcels

312.5 0 156.25 312.5 Feet

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.

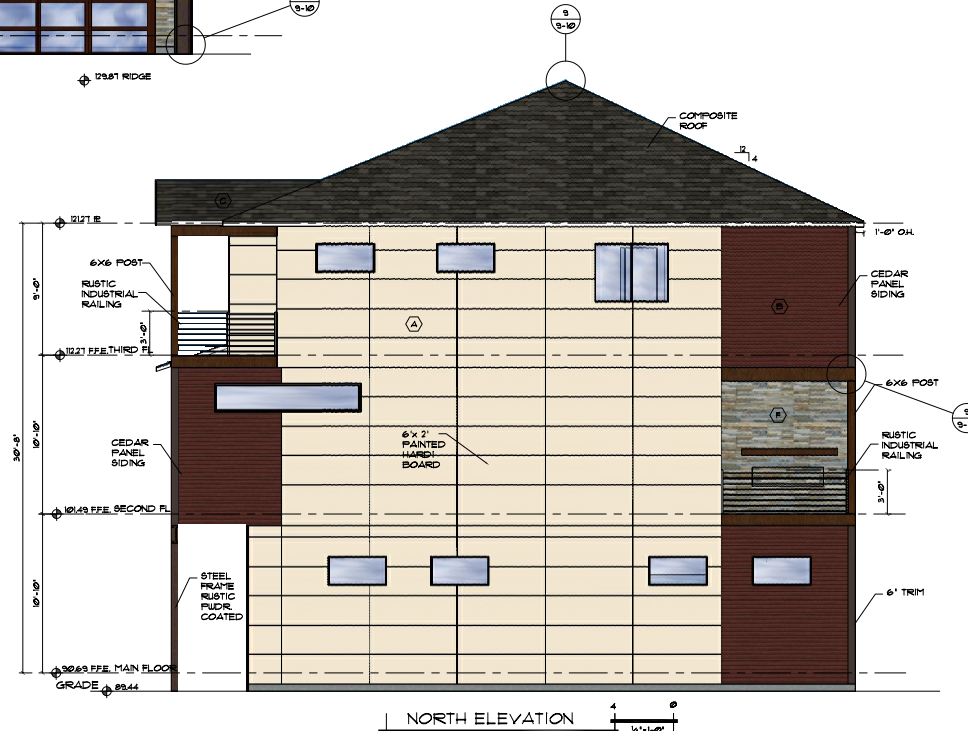


MATERIAL SCHEDULE

PK	MATERIAL	CLR	MANL	REMARK
A	6x2 HARDI BOARD	NAVJO WHITE	SW 6106	
B	CEDAR PANEL SIDING	HAUTHORNE	SW 3518	
C	ROOFING	COMPOSITION SHINGLES	SW 6106	
D	CORNER TRIM	MANOR HOUSE	SW 1805	
E	PACIA TRIM	SNOW WHITE	SW 1004	
F	EXTERIOR STONE	LEDGER STONE		

REVISION	DATE

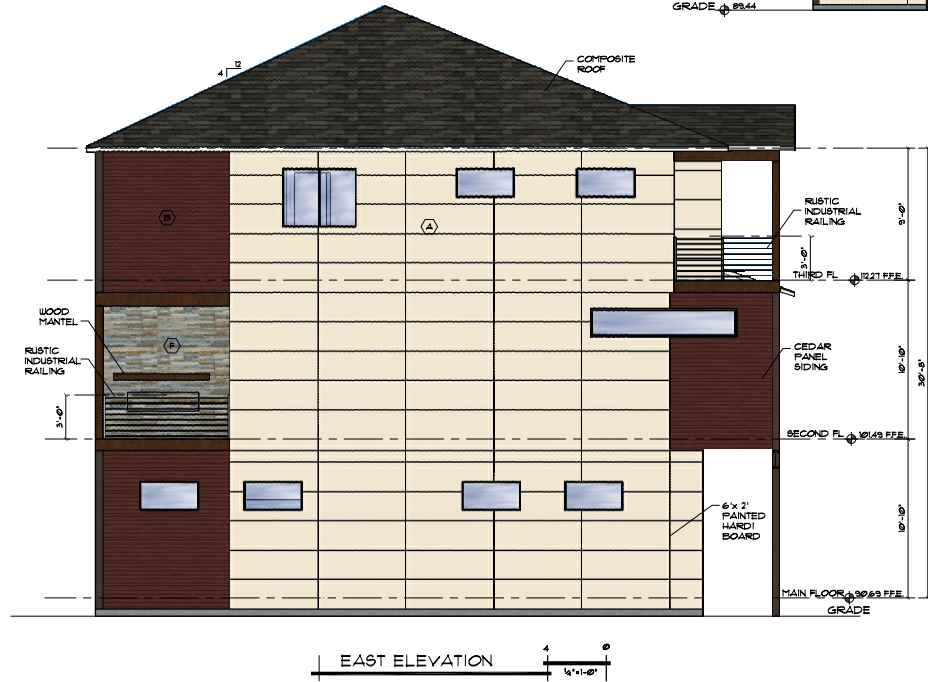
CONTACT: **PACIFIC NORTHWEST DESIGN AND BUILD**
 ADDRESS: 15526 84th Ave E
 Puyallup WA 98375
 (253) 466-3916



PROJECT NAME: **FECK DUPLEX**
 CLIENT: **STEVE FECK**
 135 FIRST AVE NW
 ISSQUAH, WA 98021

CONTENT: **ELEVATIONS PLAN**
 DRAWN BY: **BP**
 DATE: **04/15/2017**
 SCALE: **1/4\"/>**

ALL VARIATIONS FROM CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE DESIGNER FOR RESOLUTION PRIOR TO PROCEEDING TO THE WORK OR OTHERWISE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COSTS OF ANY NECESSARY REPAIR, REPLACEMENT, OR CORRECTION OF ANY OF THE INFORMATION ON THIS DOCUMENT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PACIFIC NORTHWEST DESIGN & BUILD AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM PACIFIC NORTHWEST DESIGN & BUILD.



REVISIONS	DATE

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CONTACT: PACIFIC NORTHWEST DESIGN AND BUILD

ADDRESS: 15526 84th Ave E
Frydahl WA 98115
(206) 466-3916



PROJECT NAME: FECK DUPLEX

CLIENT: STEVE FECK
135 FIRST AVE NW
ISSQUAH, WA 98021

DATE: 04/17/2011

SCALE: 1/4" = 1'-0"

PROJECT NUMBER: A-001

SHEET NO. A4-2

CONTENT: ELEVATIONS PLAN

DRAWN BY: DP

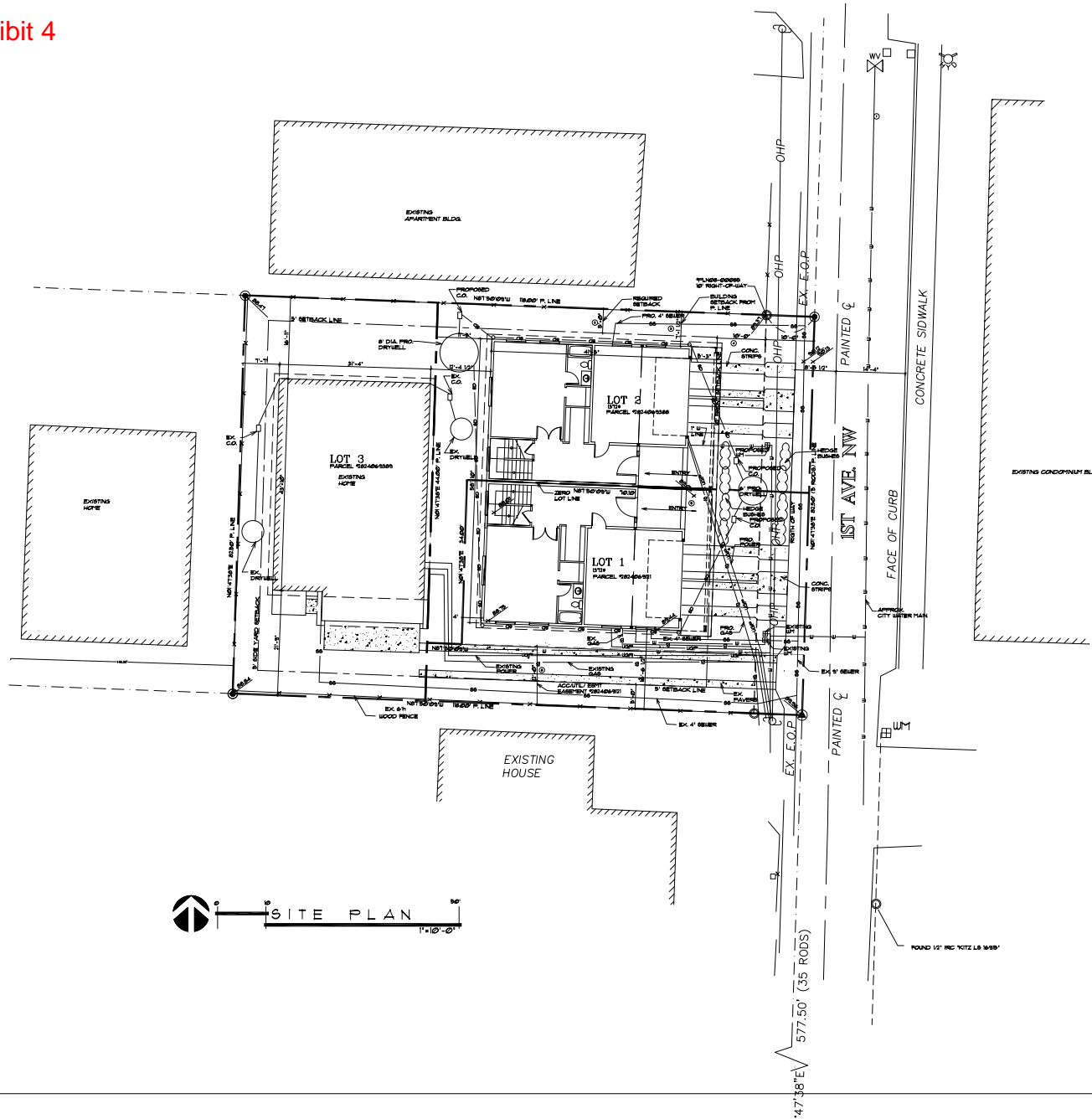
DATE: 04/17/2011

SCALE: 1/4" = 1'-0"

PROJECT NUMBER: A-001

SHEET NO. A4-2

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DRAWING SCHEDULE

- | | |
|-----|----------------------------------|
| A-1 | DATE PLAN |
| A-1 | COVER SHEET/ GENERAL INFORMATION |
| A-2 | FOUNDATION PLAN |
| A-2 | MAIN FLOOR PLAN |
| A-3 | SECOND FLOOR PLAN |
| A-3 | ROOF PLAN ROOF FRAMING PLAN |
| A-4 | PLAN & SECOND FLOOR FRAMING PLAN |
| A-4 | SHEAR WALL PLAN |
| A-5 | ELEVATIONS |
| A-5 | ELEVATIONS |
| A-6 | SECTIONS |
| A-6 | SECTIONS |
| A-7 | DETAILS |
| A-8 | GENERAL NOTES |
| B-1 | ELECTRICAL PLAN |
| B-1 | STRUCTURAL |
| B-2 | STRUCTURAL |
| B-3 | STRUCTURAL |

TAX PARCEL NO.

200902020005

LEGAL DESCRIPTION

LOT 1, LOT 2, AND LOT 3.
186AQUAN SHORT PLAT #LND8-00085 REC'D0090709000005
80 5P BEING N 82.5 FT OF 6 660 FT OF W 264 FT OF E 660 FT
OF SE ¼ LE66 W 146 FT THOF

ZONING CODE

CLASSIFICATION:
LOT COVERAGE:

PREVIOUS CODE

	MAX ALLOWED	PROPOSED
Self-employment health insurance		13.75%
Retirement and savings	25.40	
Charitable giving		
Gifts of cash or property	10,000	10,000.00
Total self-employed	355.90	
Percentage of total income	50%	49%

	MAX ALLOWED	PROPOSED
LEAF COVERAGE SUBJECTS/PERCENTAGE -		157%
COMBINATION AND COVERAGE -	70%	
UNRECOVERED		
TOTAL PERCENT OF PERIODIC	157%	142%
TOTAL LEAF PERCENT -	260%	
PERCENT OF PERIODIC	50%	46%

BUILDING CODE

ALL WORK TO CONFORM TO:
2015 INTERNATIONAL BLDG. CODE (IBC)
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 WASHINGTON STATE ENERGY CODE (WSEC)
AS AMENDED BY KING COUNTY AND AUTHORITIES OF JURISDICTION.

MECHANICAL & ELECTRICAL PERMITS TO BE ACQUIRED BY OTHERS
PLUMBING PERMITS TO BE ACQUIRED BY OTHERS

ENERGY CODE

CODE: WASHINGTON STATE ENERGY CODE, 2008 EDITION, PRESCRIPTIVE METHOD,
TABLE R402.2.1 OR BETTER WITH MINIMUM BELOW:

INSULATION:	
ROOF: FLAT CEILING	R-49
ROOF: FLAT CEILING - A FRAMING	R-38
WALLS:	R-21
WALLS (BELOW GRADE)	R-25/R-21 + FBS
SLAB (FULL)	R-10
FLOOR:	R-38 PER 16 I.C. + FBS
WATER SUPPLY:	R-3.5

UTILITY INFO.

WATER JURISDICTION: CITY OF ISSAQUAH
SEWER JURISDICTION: CITY OF ISSAQUAH

NOTES

1. PROTECT/CAP SIDE SEWER DURING DEMOLITION.
2. PRIOR TO DEMOLITION OF THE STRUCTURES, DISCONNECT THE BACKSIDE OF THE WATER METER FROM THE SERVICE LINE TO THE HOUSE. THIS WILL PREVENT THE POSSIBILITY OF PULLING THE SERVICE LINE OUT OF THE MAIN.



VICINITY MAP ISSAQUAH
N.T.S. KING COUNTY, WASHINGTON

ALL VARIATIONS FROM CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE DESIGNER FOR RESOLUTION PRIOR OR PROCEEDING TO THE WORK OR CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COSTS OF ANY NEGLIGENCE, REPEATING, ABUSE OF DOCUMENTS UNAUTHORIZED ALTERATION OF ANY OF THE INFORMATION ON THIS DOCUMENT WILL INVALIDATE THE DOCUMENT.

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[illegible]

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CONTACT:
**PACIFIC NORTHWEST
DESIGN AND BUILD**

Ave E
1. 98375
816

HOME • DESIGN

PROJECT NAME: ISSAQUAH DUPLEX

STEVE & APRIL PECK
135 FIRST AVE NW,
ISSAQUAH WA. 98027

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SITE PLAN

DRAWN BY:	DP
DATE:	01/12/2018
SCALE:	1"=10'-0"
PROJECT S.E. 3-20000000	A-001

SHEET NO:

S1-1

Project Narrative

1st Ave Duplex

Down town Issaquah is a beautiful melting pot of building structures. Examples of this are seen in the NW modern library, the original squared and flat roofed Front street buildings and further seen in the traditional, plain early twentieth century neighborhoods off Sunset. There really is no signature look that defines Issaquah. This is why the 1st Ave Duplex will feature a simple style and blend in with the current design and style of Downtown Issaquah. Concurrently, it will elevate the appearance of downtown with fine finishes and updates. There will be a traditional roof line. The siding textures will feature clear cedar and a northwestern rock. The nooks and decks will give it a NW modern feel. The 1st Ave Duplex will define what Issaquah is, the NW melting pot of modern luxury living.

In 2009 the original site was short plotted into 3 lots and approved to have a zero-lot line duplex in the front and a detached SFR in the back. As many are aware, 2009 was not the year to build anything new. The back house was built (which we currently live in), and the duplex got delayed. Now with the shortage of housing and the demand for NW modern design Issaquah is ready for the 1st Ave Duplex. It will be three stories just like the detached SFR in the back and the original approved duplex and most buildings surrounding it. The attached zero-lot line will have state-of-the-art insulation and noise canceling features to feel like you're on your own separate lot yet only steps away from downtown.

There is a need to do a setback adjustment for the back side of the lot. This will only effect the existing SFR that was initially designed and approved to be a part of the 3 lot short plat. To get started, the existing house and detached garage will need to be demolished and a foundation will be formed. The duplex building will be set back 20 feet from the existing street so there will be no need to block the road during construction. There are no anticipated obstacles that will add an inconvenience to the neighbors.

1st Avenue has long needed a pick-me-up to bring desirability and value to the neighborhood. This new duplex will pull together the melting pot of Issaquah design and bring the New Old Town look to the street.

Response to IMC 18.07.330 B. 1-8

1. Compatibility: The adjustment of setbacks is compatible in scale and character with existing neighboring land uses? ANSWER: The existing house built with the original approval of the project is very comparable to the new proposal. Also there is an adjacent 4-plex north of the property and across the street is a much larger condominium project.
2. Consistency: The proposed development meets all other development and design standards as governed by the district standards table and the design criteria Checklist, unless these standards are modified through approved:
 - a. Cluster provisions; or
 - b. An Administrative Adjustment of Standards

ANSWER: Yes, I believe they meet the standards. Any standards not met could be approved through the cluster provision as we have designed accordingly to the surrounding building on the street.

3. Consistency with Zoning District: The adjustment of setbacks shall provide consistency with the intent and character of the zoning district involved. Answer: Yes the consistency is shown in the proposal.
4. Impacts:
 - a. Adjacent property Owners: ANSWER: The reduced setback only effects the SFR on the back side. That house was built as part of the original approved development. It was built with no window on that side in anticipation of this duplex to be built.
 - b. Critical Areas: ANSWER: No critical areas.
 - c. Public Services: ANSWER: No public services, easements, right-of-ways or dedicated tracts are affected.
 - d. Structures: Any structure which is within the proposed setback modification area does not negatively impact the adjacent property through incompatible height, bulk, design color or other feature: ANSWER: The design falls within the design standards of Old Town and the Cluster Provision.
5. Intent: The adjustment of standards will be equal to or superior in fulfilling the intent and purpose of the original requirements. ANSWER: Yes, I believe we have met this standard in the original approved development and again in this new application.
6. Impervious Surface Ratio: ANSWER: Project meets the impervious Surface standards.
7. N/A Not commercial or Mixed Use
8. Tree Retention: ANSWER: There are no existing trees on the lot.